

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-108	Nick Patel for JSCI County Line, LLC 3326 New Easley Hwy 0239010100600 S-1, Services District to C-1, Commercial District	23	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> - Lives in neighborhood behind the subject parcel - Has issues if the applicant wants continue warehouse and cannot be retail <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Corridor</i>. The subject property is also part of the <u>Riverdale-Tanglewood Community Plan</u>, where it is designated as <i>Neighborhood Commercial</i>. Floodplain is not present on the site. One school is located within one mile of the site: Tanglewood Middle. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services and is 0.9 acres of land located on New Easley Hwy. and is approximately 2.07 miles west of the intersection of New Easley Hwy and White Horse Rd. The parcel has approximately 176 feet of frontage along New Easley Hwy. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states that the proposed land use is retail.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along New Easley Highway, a four-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-1, Commercial is appropriate for this area and would not have and would not have an adverse impact on this area. Additionally, the uses permitted in the C-1, Commercial District are consistent with the <u>Riverdale-Tanglewood Area Plan</u>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.</p>					



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Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-108

APPLICANT: Nick Patel for JSCI County Line, LLC

PROPERTY LOCATION: 3326 New Easley Hwy

PIN/TMS#(s): 0239010100600

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Retail

ACREAGE: 0.9

COUNCIL DISTRICT: 23 – Norris

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ZONING HISTORY: This parcel was originally zoned R-15, Residential Suburban in June 1973 as part of Area 4A. There have been two rezoning requests for this property: CZ-1986-78, from R-15, Single-Family Residential to S-1, Services, which was approved; and CZ-2021-46, from S-1, Services to C-2, Commercial, which was denied. There have been no other rezoning requests.

EXISTING LAND USE: Communication tower, commercial vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	Single-Family Residential
East	C-2	Automobile Repair Facility
South	R-15	Plumbing Business, Single-Family Residential
West	S-1	Retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Corridor*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is a part of the Riverdale-Tanglewood Community Plan where it is designated as Neighborhood Commercial.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	N/A	0.9	0 units
Requested	C-1	12 units/acre		10 units

A successful rezoning would allow for 10 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

New Easley Highway is a four-lane, State-maintained arterial Road. The parcel has approximately 176 feet of frontage along New Easley Highway. The parcel is approximately 2.07 miles west of the intersection of New Easley Highway and White Horse Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
New Easley Hwy	6,665' W	20,900	19,700	22,100

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			-5.7%	+5.7%
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CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Tanglewood Middle.

CONCLUSION:

Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.

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Aerial Photography, 2021



Zoning Map



Riverdale-Tanglewood Community Plan, Future Land Use Map

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Plan Greenville County, Future Land Use Map